



**NEIGHBORHOODS MATTER !**

Planning, Research & Development Department

City of El Paso

(915) 541-4634

# **NORTHWEST PLANNING AREA**

**FRANK DELGADO  
NEIGHBORHOOD  
PLANNER**



## ***Fostering Community Pride!***

### **Mission:**

- ☐ Planning with neighborhoods to improve our City's quality of life.

### **Goals:**

- ☐ Foster community pride.
- ☐ Encourage public involvement in the planning process.
- ☐ Establish needed policy documents intended to revitalize neighborhoods.

# ***Neighborhood Planning***

## ***Fostering Community Pride!***

### **Objectives:**

#### **☐ Pride**

**Have an accessible and visible presence in the community.**

**Promote creation of neighborhood associations and voluntary groups.**

**Identify neighborhood needs and strengths.**

## ***Fostering Community Pride!***

### **☐ Knowledge**

**Emphasize knowledge, value and acceptance of planning.**

**Deliver accurate data and information about neighborhoods to residents.**



## ***Fostering Community Pride!***

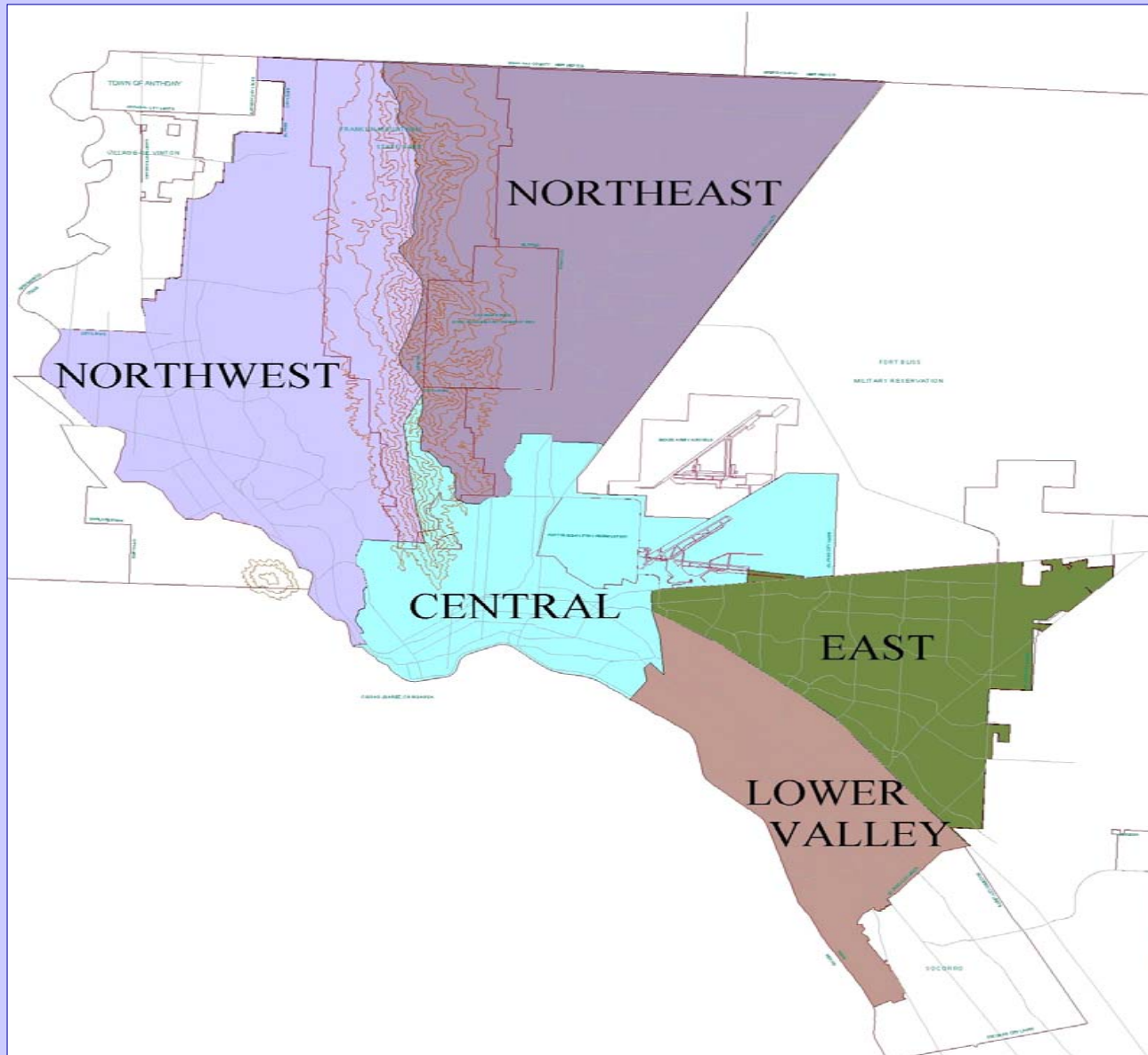
### **Tools**

**Meet with residents, owners and stakeholders to identify issues.**

**Guide consensus-building on long term goals.**

**Develop action oriented-plans.**

# Neighborhood Planning Areas

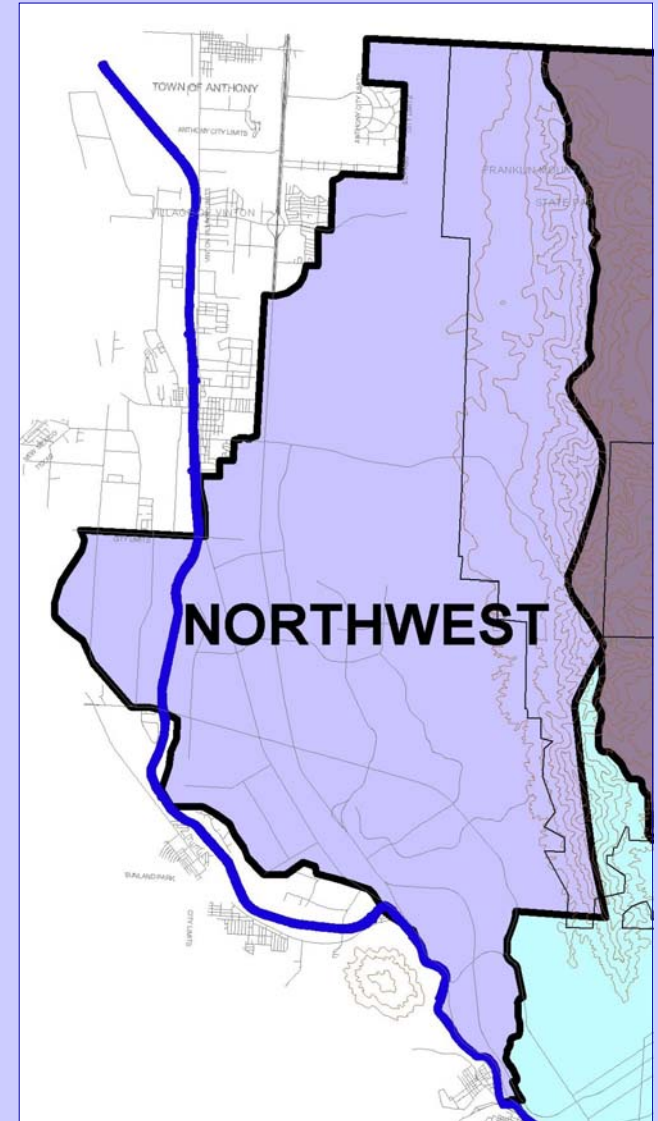


## **Boundaries**

- **North - Texas/New Mexico Stateline**
- **East - Franklin Mountains Ridge**
- **South - Central Planning Area**
- **West - Texas/New Mexico Stateline**

## **Land Area**

- **Northwest – 57.4 sq. miles**
- **Citywide – 251.1 sq. miles**



# ***Historical Overview***



- **1598 - Juan De Oñate passes through the Upper Valley.**
- **1881 - Railroads reach the Upper Valley.**
- **1912 - New Mexico becomes a state, sues Texas over El Paso boundary in Upper Valley.**
- **1915 - Cotton first planted in the Upper Valley.**
- **1922 - El Paso Country Club moves to Upper Valley.**
- **1923 - Doniphan graveled.**



# Historical Overview



- **1926 - Mesa Street extended to Country Club Road.**
- **1930 - Supreme Court rules on boundary in the Upper Valley, generally sustaining Texas claims.**
- **1954 - 25 square miles of Upper Valley and Westside annexed.**
- **1959 - 4 additional square miles are annexed.**
- **1954 - Route of IH-10 announced, first sections open in 1963.**





# ***Natural Features***



## ➤ **Franklin Mountains**

- 5,000 to 7,192 feet in elevation
- steep slopes, variety of vegetation
- dominant feature of Northwest Planning Area



## ➤ **Mountain Foothills**

- 4,000 to 5,000 feet in elevation
- 4 to 40% slope
- landscape cut by arroyos
- loose topsoil and sparse vegetation
- transition zone



## ➤ **Rio Grande Valley**

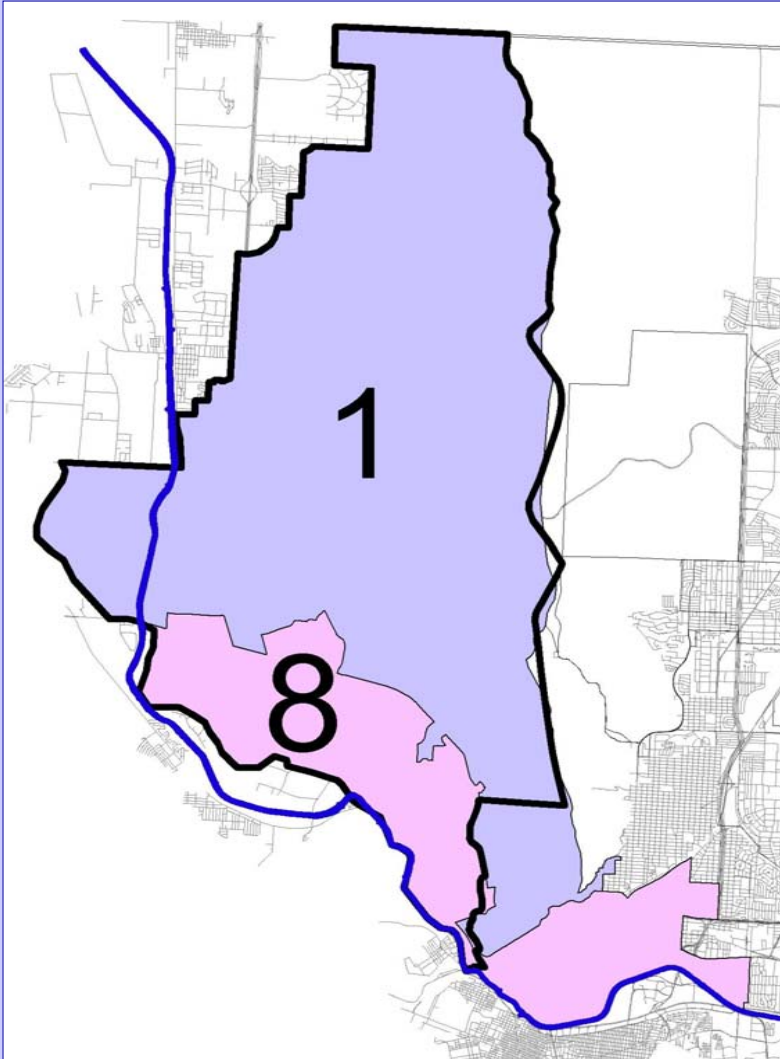
- deep, fertile soils
- 1/10 to 1% slope
- lush landscape

# ***Points of Interest***



- **Franklin Mountains State Park**
- **Tom Mays Park**
- **Keystone Wetlands**
- **Rio Grande Riverpark**
- **El Paso Country Club**
- **Coronado Country Club**
- **Sunland Park Mall**
- **Rosa's Cantina**
- **La Hacienda Restaurant**





## Representative Districts



**SUSAN AUSTIN**

**DISTRICT 1**



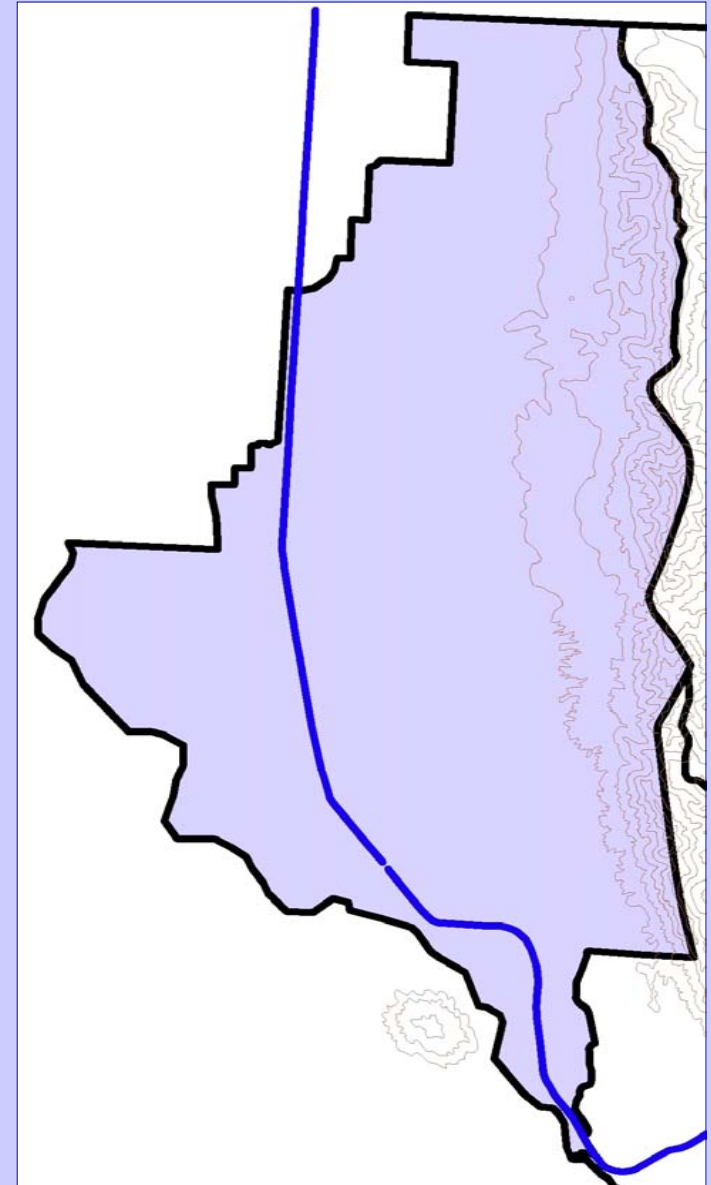
**ANTHONY COBOS**

**DISTRICT 8**



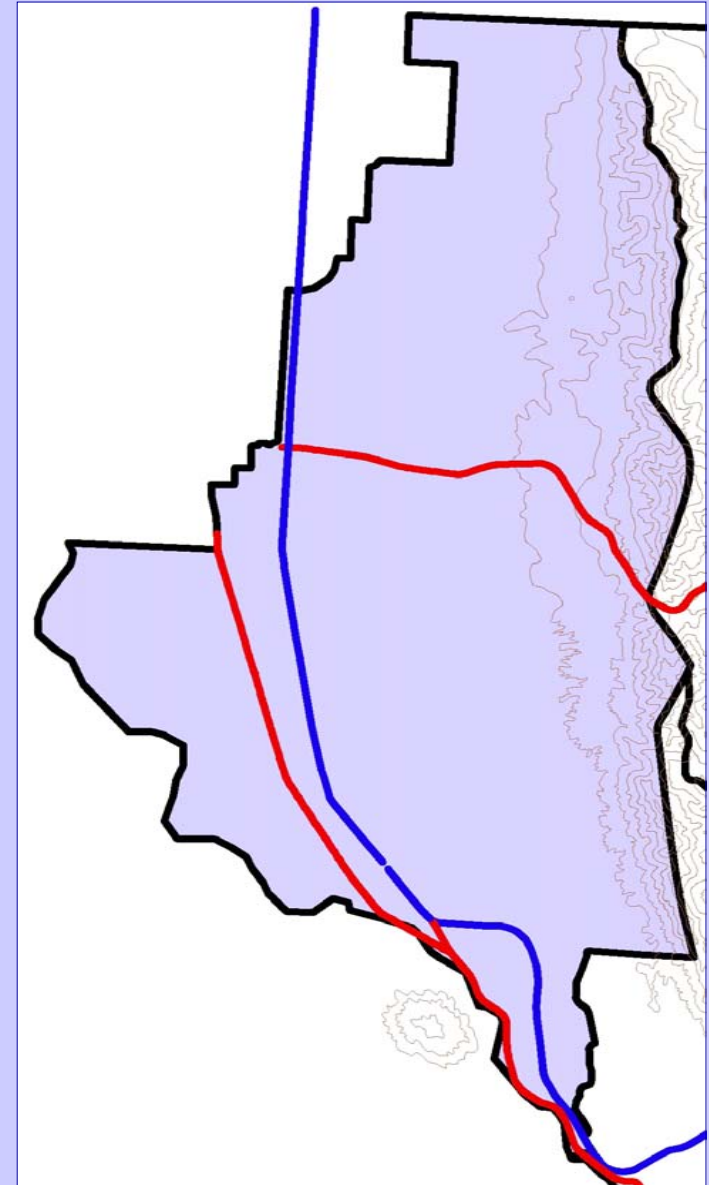
## Interstate Arterials

IH-10



## Freeways/Expressways

Transmountain Dr.  
Doniphan Dr.



## Super Arterials

Artcraft Rd.

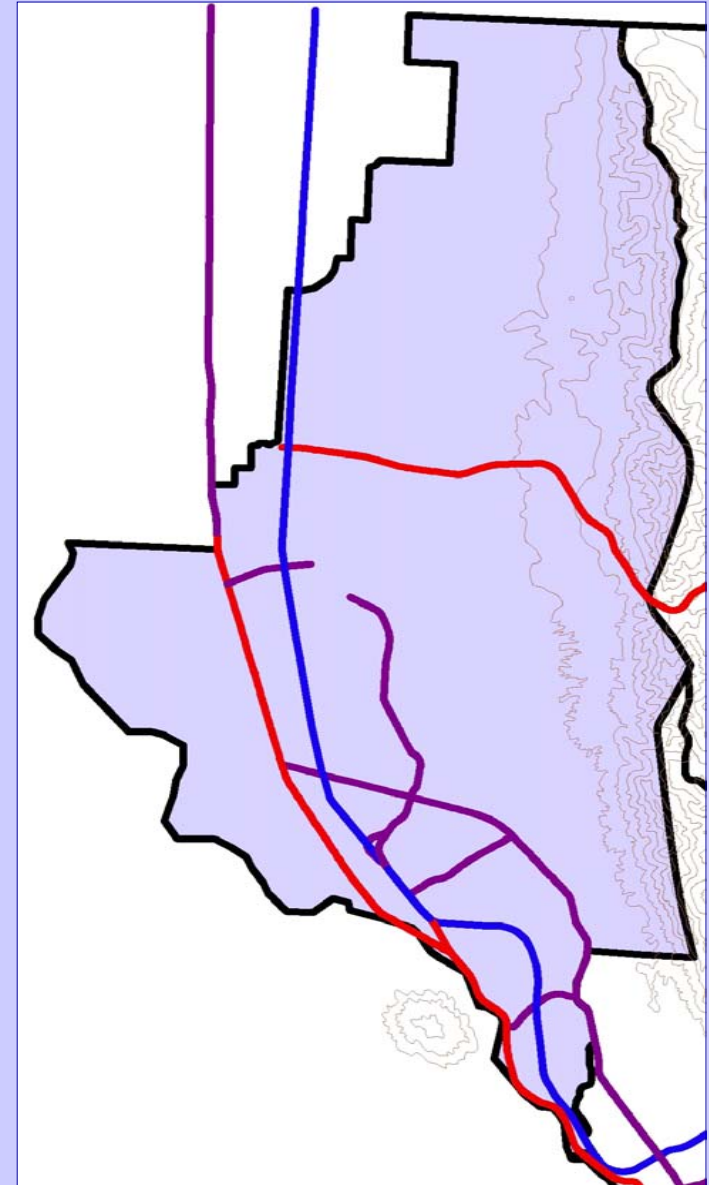
Resler Dr.

Mesa Dr.

Sunland Park Dr.

Executive Center Blvd.

Doniphan Dr.



## Major Arterials

Vinton Rd.

Franklin Dr.

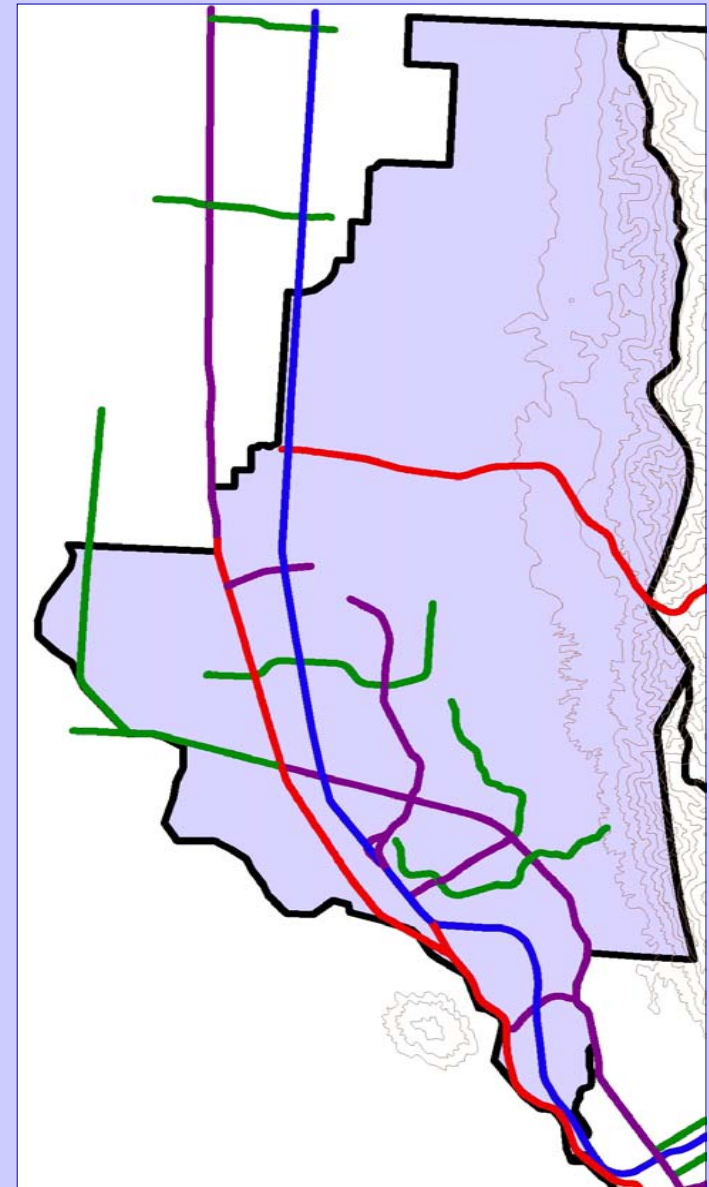
Westside Rd.

Country Club Rd.

Redd Rd.

Westwind Dr.

Mesa Hills Dr.



## Minor Arterials

Vinton Rd.

Transmountain Dr.

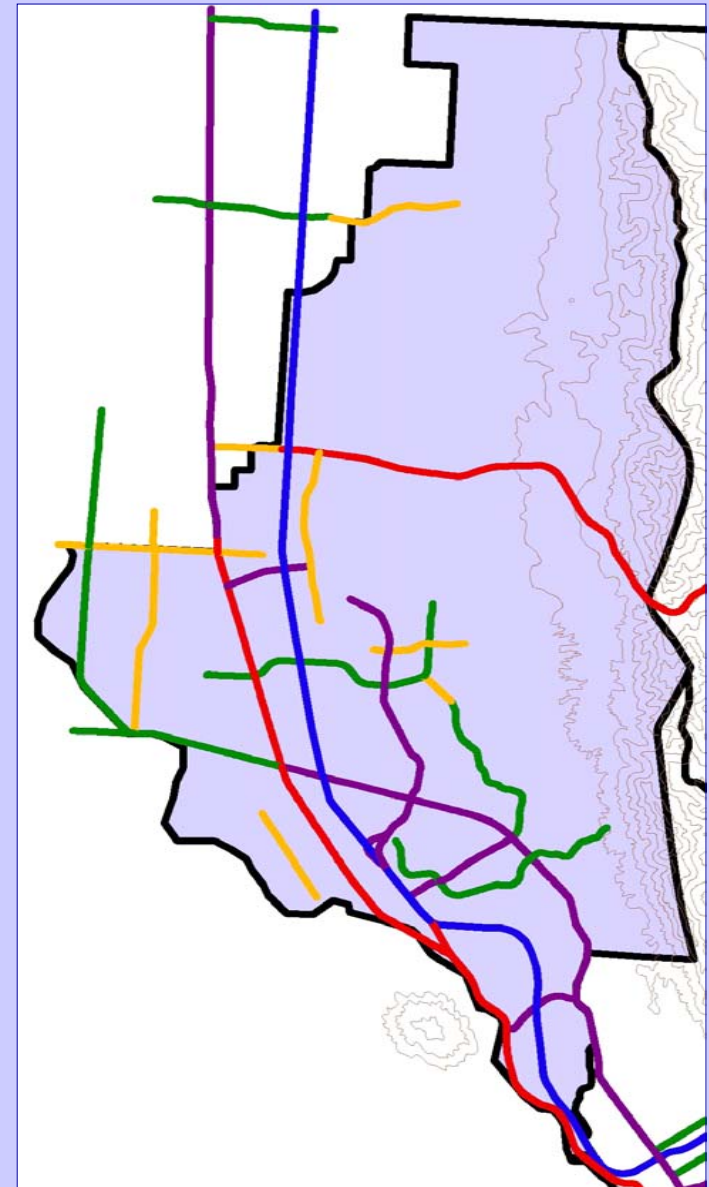
Borderland Rd.

Northwestern Dr.

Upper Valley Rd

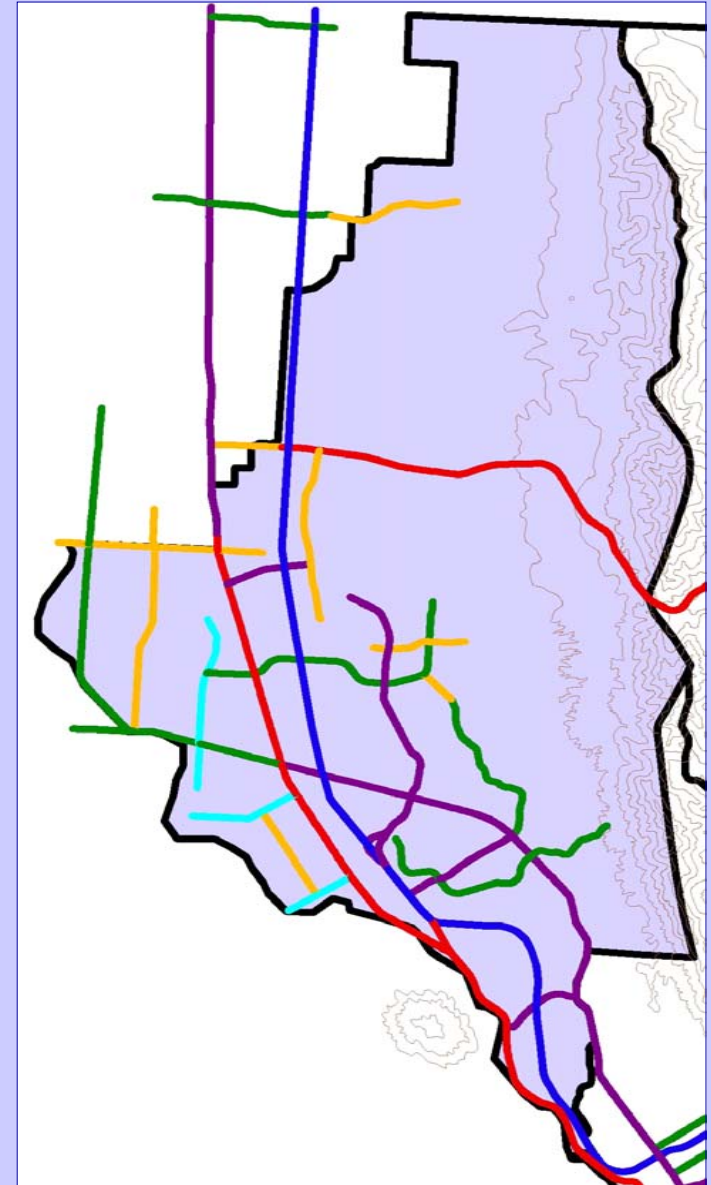
Westwind Dr.

River Bend Dr.



## Collector Arterials

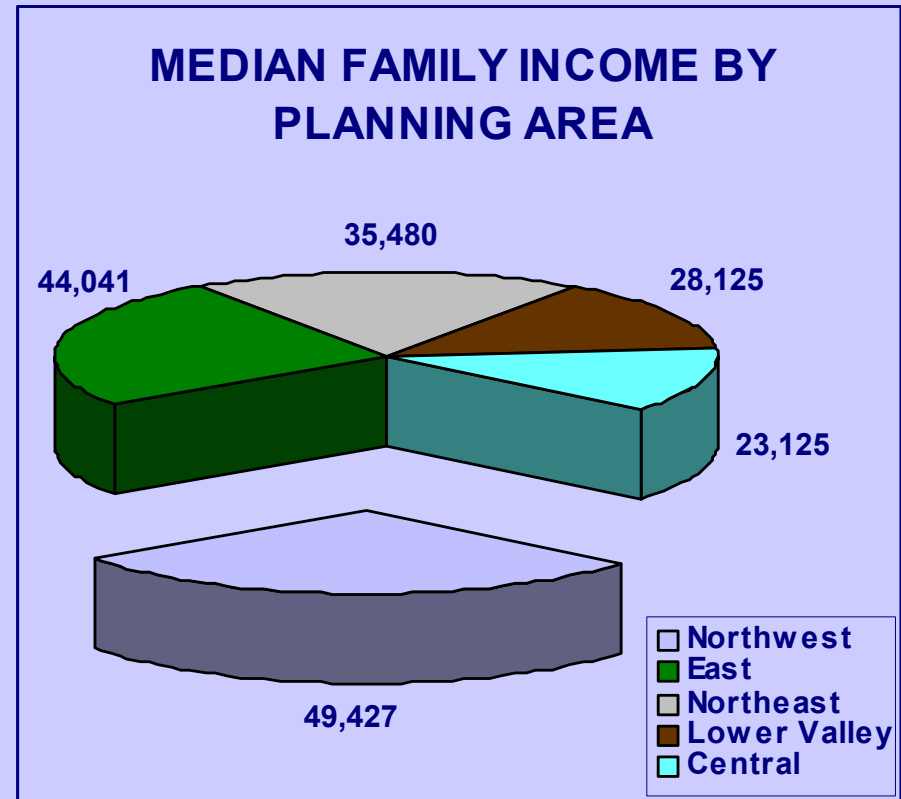
Montoya Dr.  
Sunset Dr.  
Frontera Rd.



# Median Income



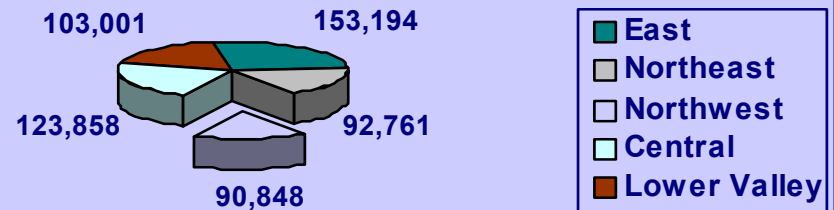
- The Northwest Planning Area has the highest median family income of all planning areas.
- The Northwest Planning Area has a median family income of \$49,427 compared to \$35,432 for El Paso.



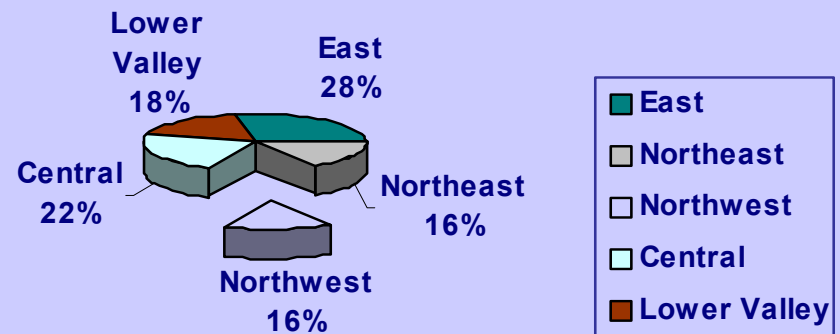


- The Northwest Planning Area has a population of 90,848.
- 16% of El Paso's total population (563,662) resides in the Northwest Planning Area.
- The Northwest Planning Area has the least population of all planning areas.

Population by Planning Area



Population by Planning Area



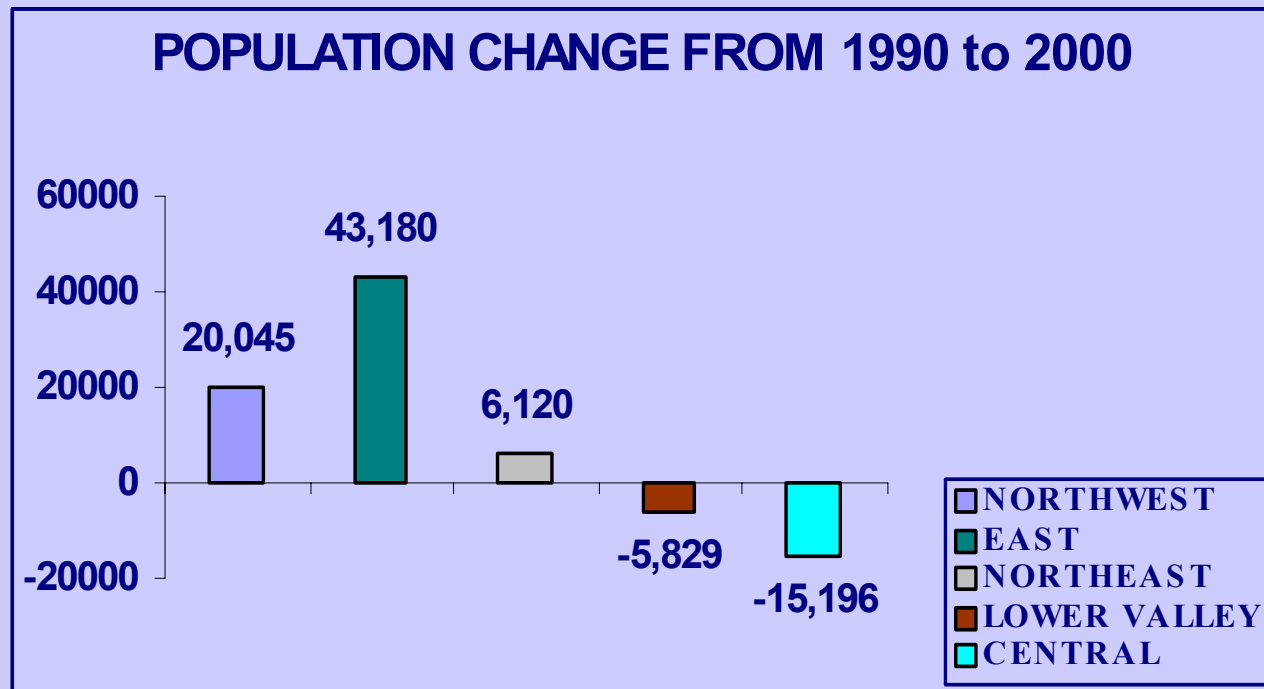
Source: U.S. Census Bureau, 2000 Census



# Population Growth (1990-2000)



- The Northwest Planning Area gained 20,045 people between 1990 – 2000, making it the second largest population gain.
- The Northwest Planning Area population grew by 28.13%. El Paso's total growth rate was 9.4%.



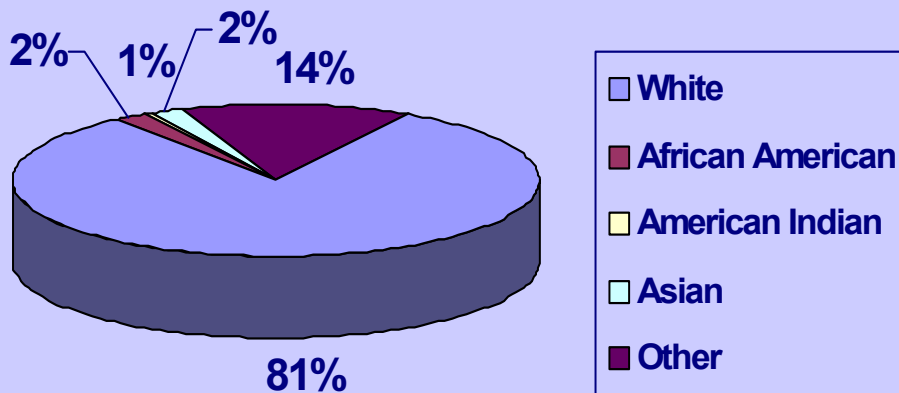
Source: U.S. Census Bureau, 2000 Census

# Population by Race/Ethnicity



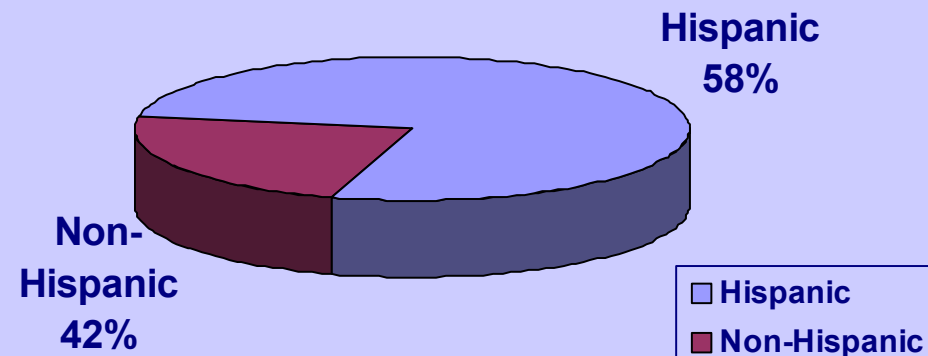
- Hispanics makeup 58% of the total population of the Northwest Planning Area, compared to 77% of the entire city of El Paso.

**Northwest Planning Area  
by Race**



Source: U.S. Census Bureau, 2000 Census

**Northwest Planning Area  
by Ethnicity**



# Education Attainment



- The Northwest Planning Area has the highest percentage of people with a Bachelor's degree.
- The Northwest Planning Area has the highest number of people with a graduate professional degree.





# Community Facilities



Police Stations	1
Fire Stations	5
Libraries	2





# Parks & Recreation

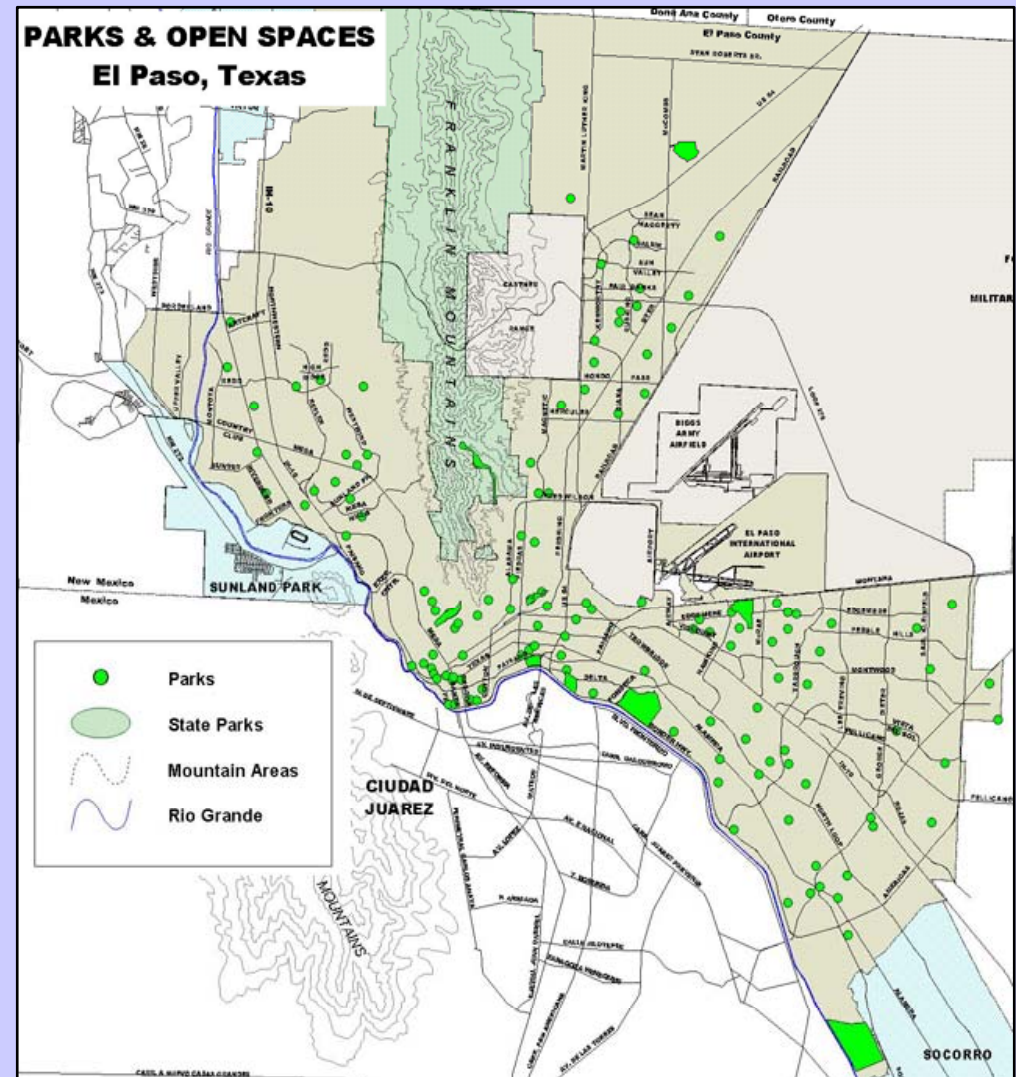




# Parks & Open Spaces



- The Northwest Planning Area has 21 parks total.
- The Northwest Planning Area has 175 acres of parkland.
- The Northwest Planning Area has 14% of the city's total parkland acreage.
- The Northwest Planning Area has the fewest parks in El Paso.



# River Park Project



## Rio Grande Trail System

- A contiguous Riverpark along the Rio Grande River.
- A public walking and bicycling trail.
- Phase I (Country Club Rd. to Canutillo) began in June 2003.
- Funding: National Park Service, Texas Parks and Wildlife, Texas Department of Transportation, Paso del Norte Health Foundation, and the City & County of El Paso.



Ground Breaking  
6-7-03



- 1. Construction of Westside Regional Library Branch at Redd Rd. by Mulberry Dam. Design is complete, and bid has been approved. Construction to start in mid. 2003. Project Budget: \$4,457,000.**
- 2. Franklin Hills Park (Regional Park), near Resler at Bear Ridge site: Design of new regional park and facilities with parking and landscaping. One month away from initiating design stage. Project Budget: \$800,000 for land purchase, \$400,000 for design, and \$3,800,000 for construction costs.**
- 3. Marwood Park, 4325 River Bend: Renovation of irrigation system, shelter, area and ball-field lighting, basketball courts, tennis courts, fencing bleachers, parking lot pavement and planting of additional trees. Construction is 45% complete (June 2003). Project Budget: \$192,000 (skate park cost is \$48,000).**



- 4. Crestmont Park, 515 Chermont: Renovation of irrigation system and planting of additional trees. Construction is 26% complete (June 2003). Project Budget: \$203,000.**
- 5. Paul Harvey Park, 6220 Belton: Renovation of irrigation system, shelter, tennis courts, fencing, bleachers, picnic tables, benches, rock walls, trash cans and planting additional trees. Construction is 50% complete (June 2003). Project Budget: \$336,000.**
- 6. Valley Creek Park, Gomes Road at West Side Road: Construction of park and facilities with parking and landscaping. Construction is 10% complete (June 2003). Project Budget: \$1 million.**

# 2025 Projected Land Use



## Residential

- 26359.57 acres
- 72.2%

## Commercial

- 2429.22 acres
- 6.5 %

## Industrial

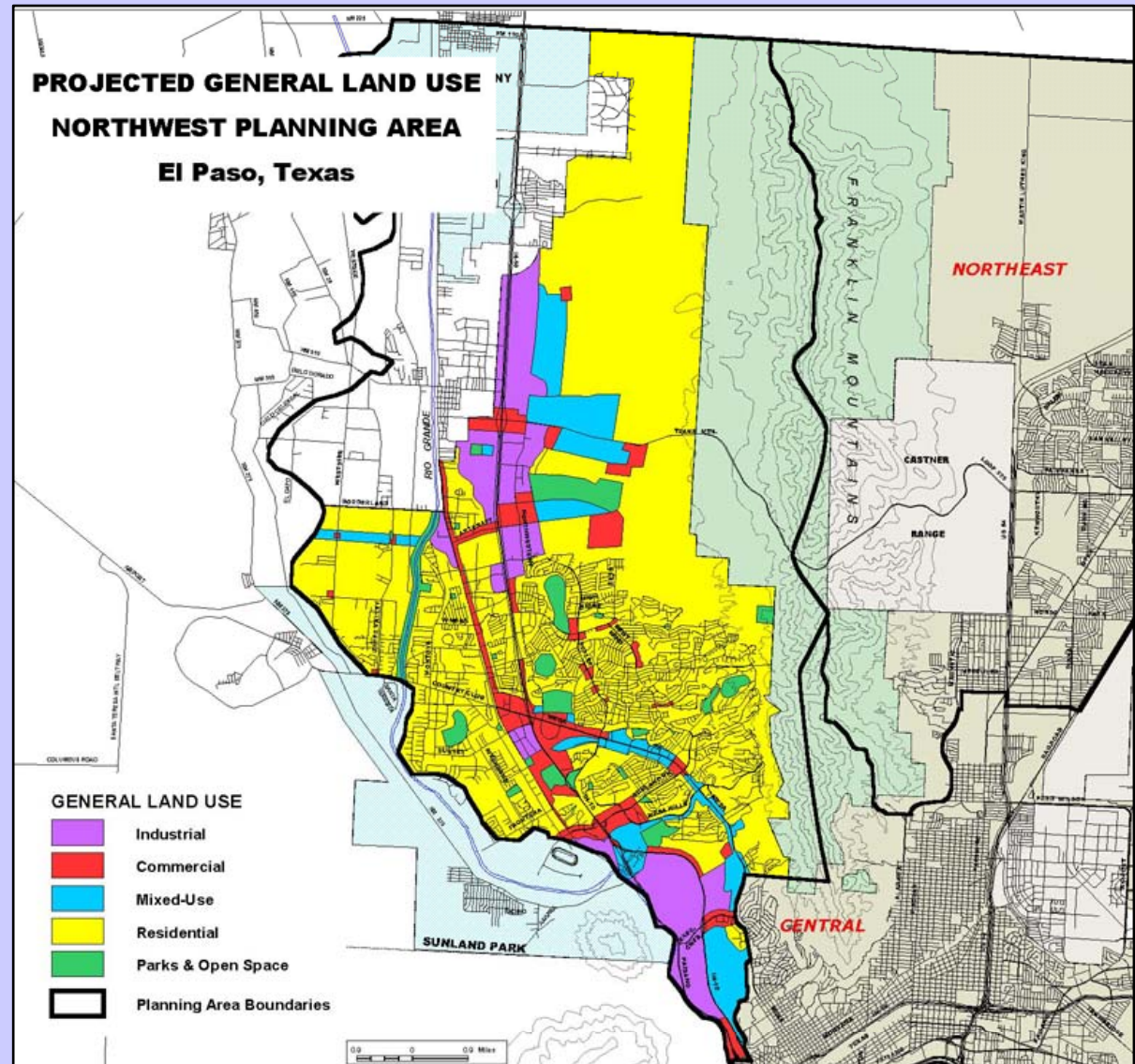
- 3728.57 acres
- 10.0 %

## Mixed Use

- 2731.71 acres
- 7.3 %

## Parks & Open Space

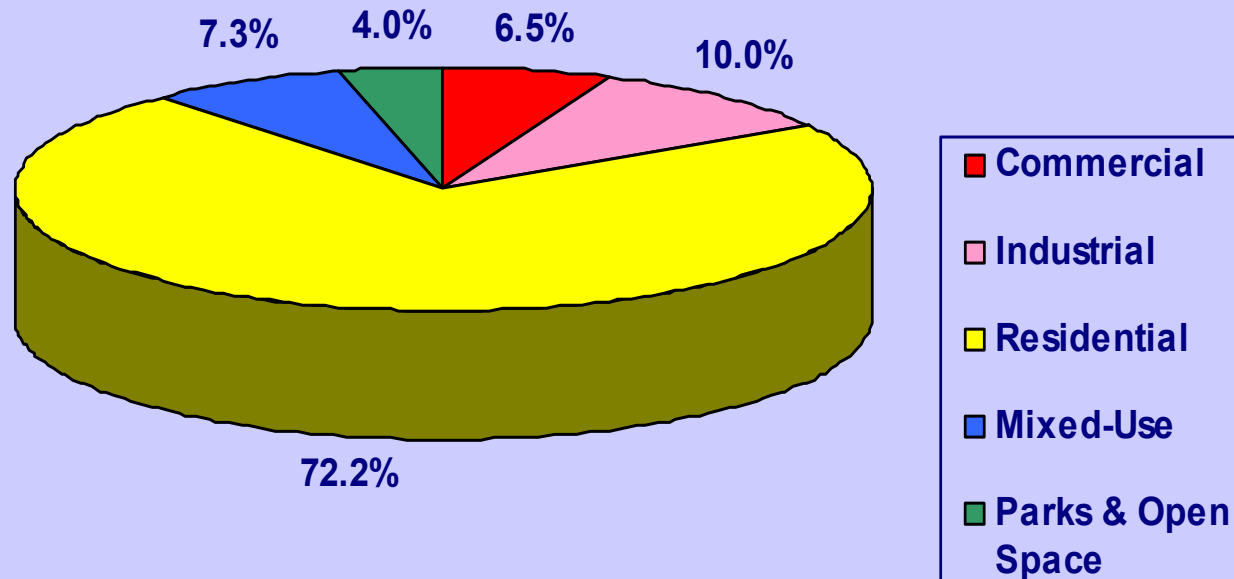
- 1498.50 acres
- 4.0 %



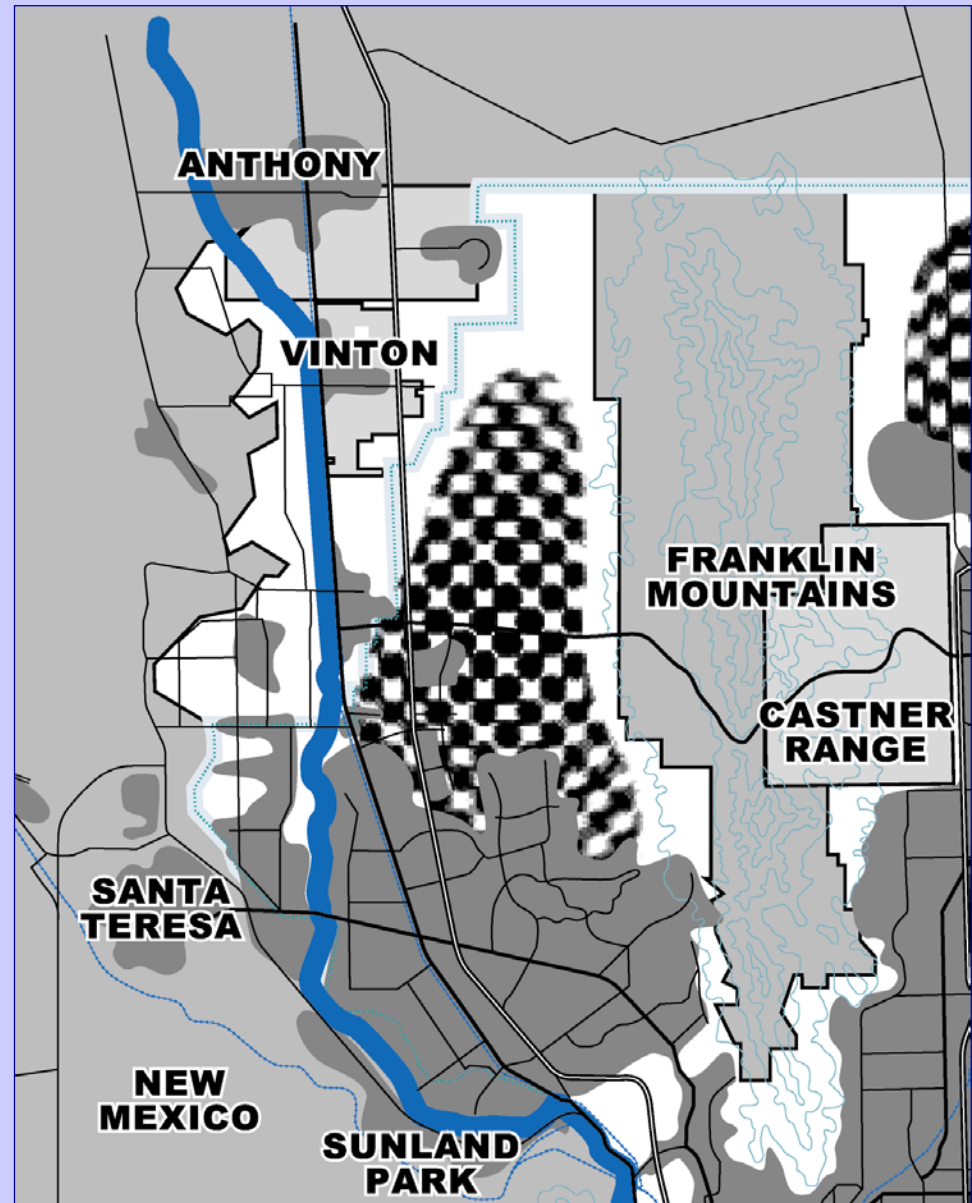
# 2025 Projected Land Use



## Northwest Planning Area



## Areas Available for New Growth



# ***Rezoning Applications (1998-2003)***



## **Northwest**

## **City of El Paso**

**1998 - 7 applications**

**- 18 acres**

**- 51 applications**

**- 1,124 acres**

**1999 - 18 applications**

**- 71 acres**

**- 71 applications**

**- 1,264 acres**

**2000 - 22 applications**

**- 79 acres**

**- 85 applications**

**- 1,560 acres**

**2001 - 9 applications**

**- 75 acres**

**- 77 applications**

**- 1,178 acres**

**2002 - 11 applications**

**- 117 acres**

**- 74 applications**

**- 1,370 acres**

**2003 - 17 applications**

**- 1,821 acres**

**- 83 applications**

**- 2,058 acres**



CPC ANNUAL REPORT



# Subdivision Activity (1998-2003)



## Northwest      City of El Paso

### ➤ Recorded Subdivisions

1998	13	44
1999	14	56
2000	15	47
2001	18	64
2002	27	79
2003	28	62

### ➤ New Residential Units

1998	174	2,056
1999	427	3,620
2000	203	1,900
2001	726	3,618
2002	960	3,510
2003	1,353	3,836

### ➤ Total Acreage

1998	217	769
1999	139	1,250
2000	159	1,680
2001	340	1,226
2002	558	1,456
2003	563	1,738

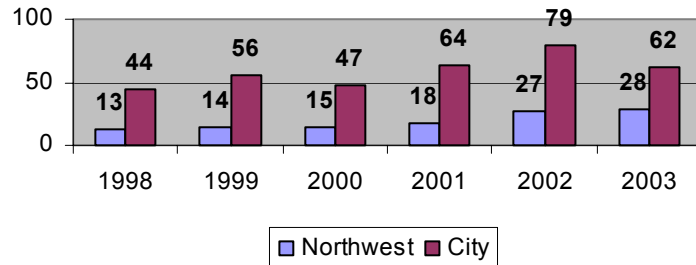


CPC ANNUAL REPORT

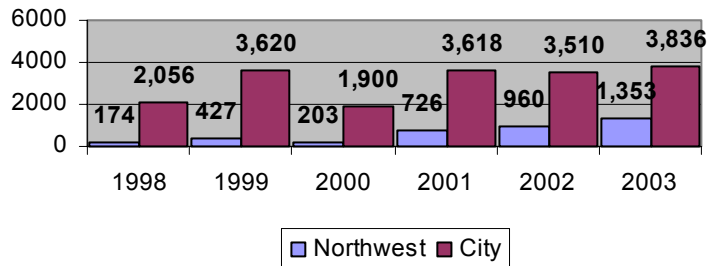
# Northwest Subdivisions in 2003



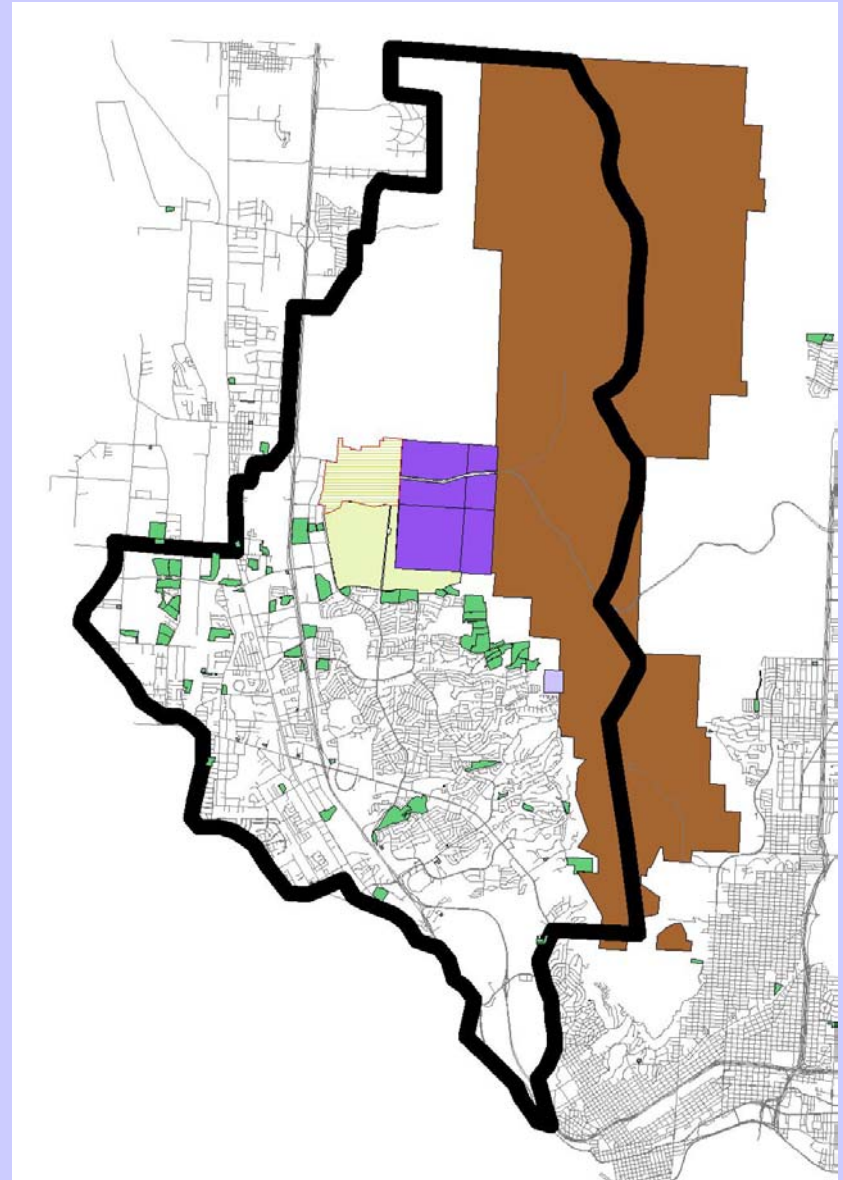
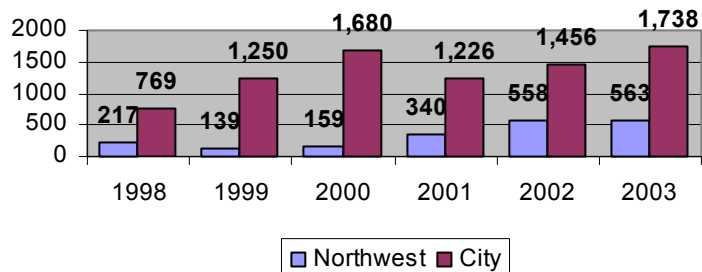
## Recorded Subdivisions



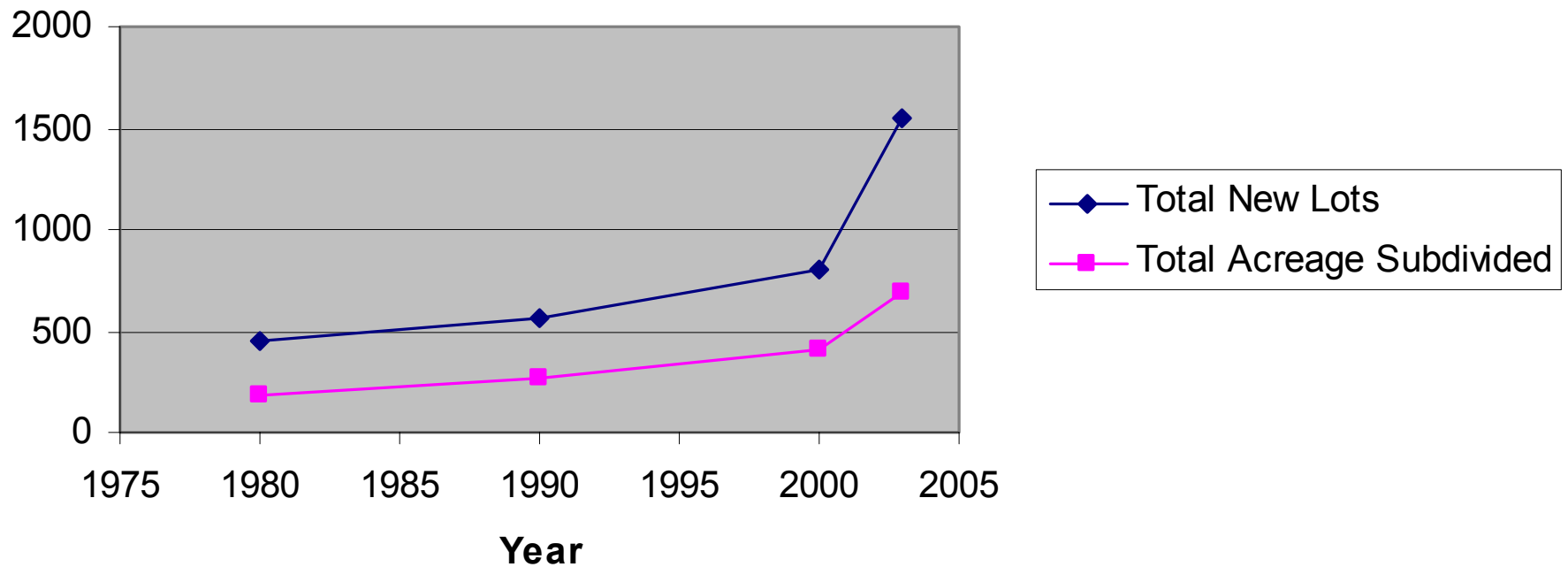
## New Residential Units



## Total Acreage

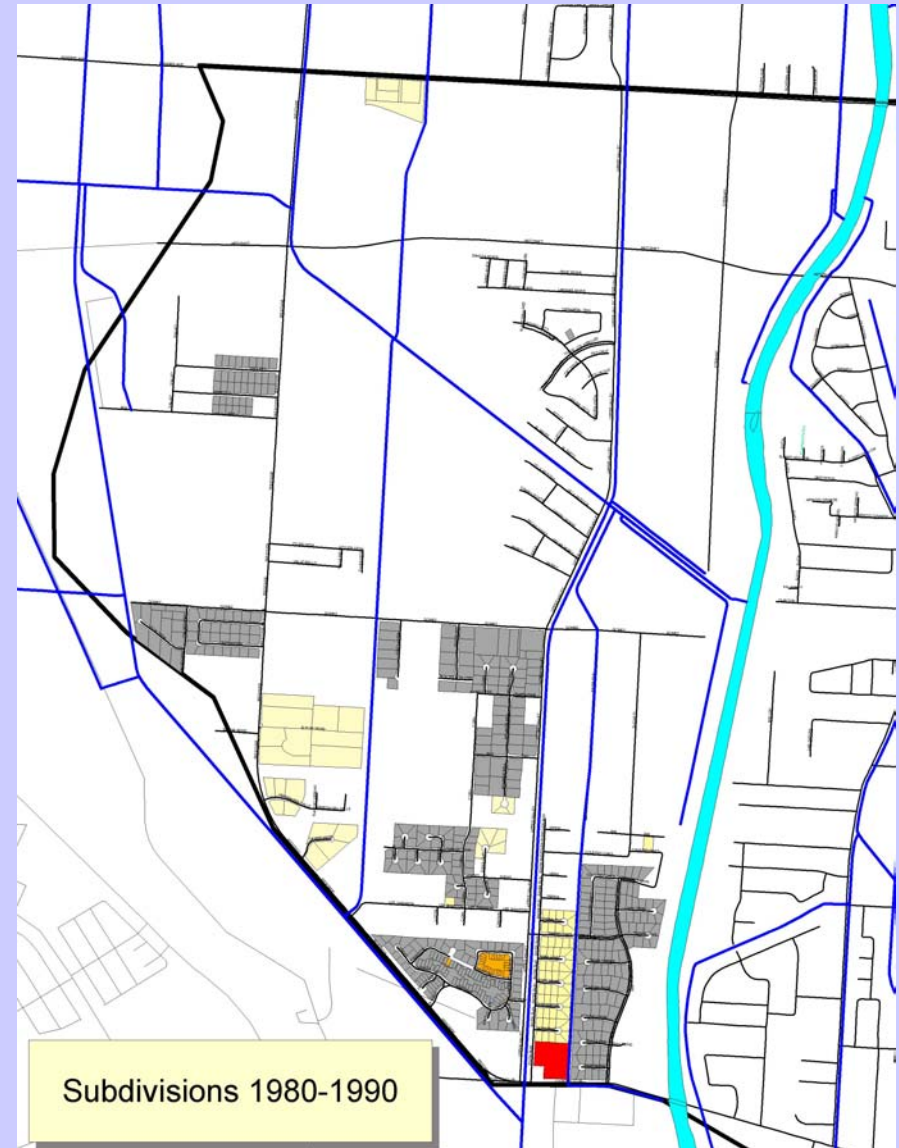
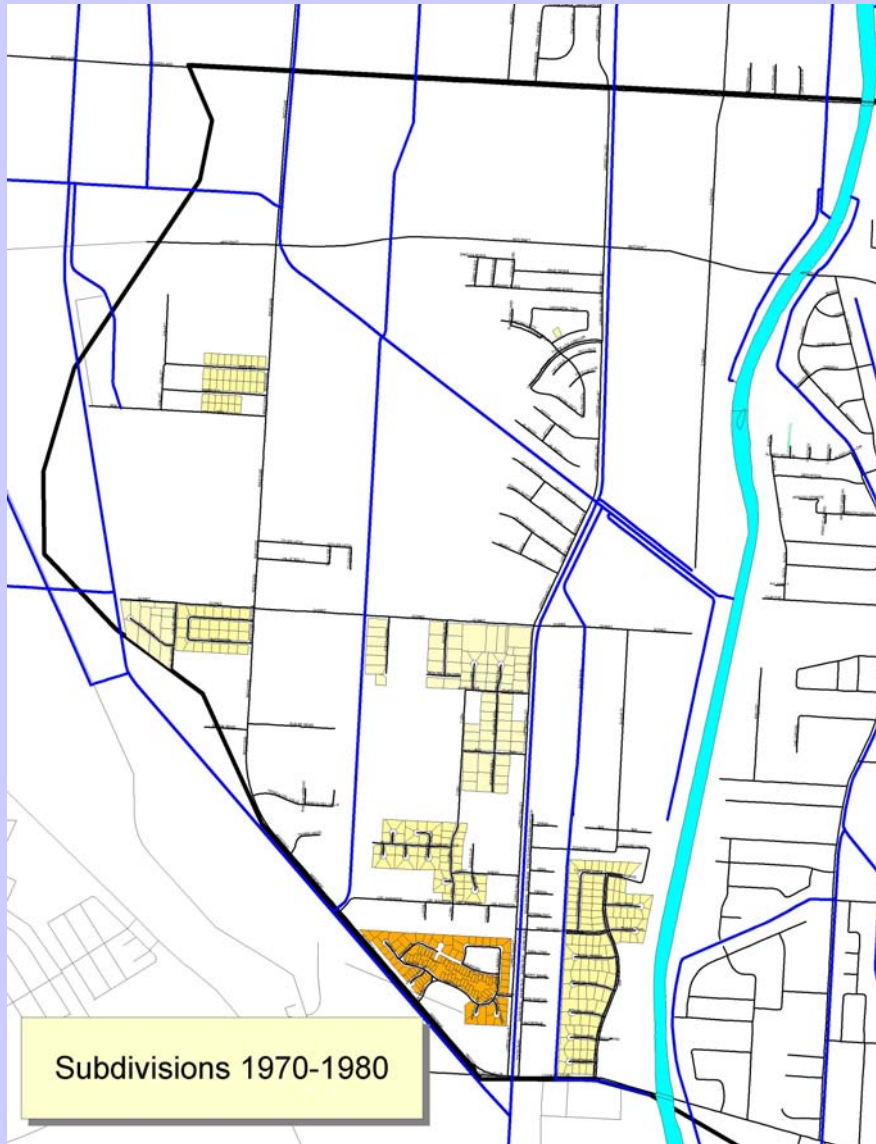


## Subdivision Activity in Upper Valley Area 5A

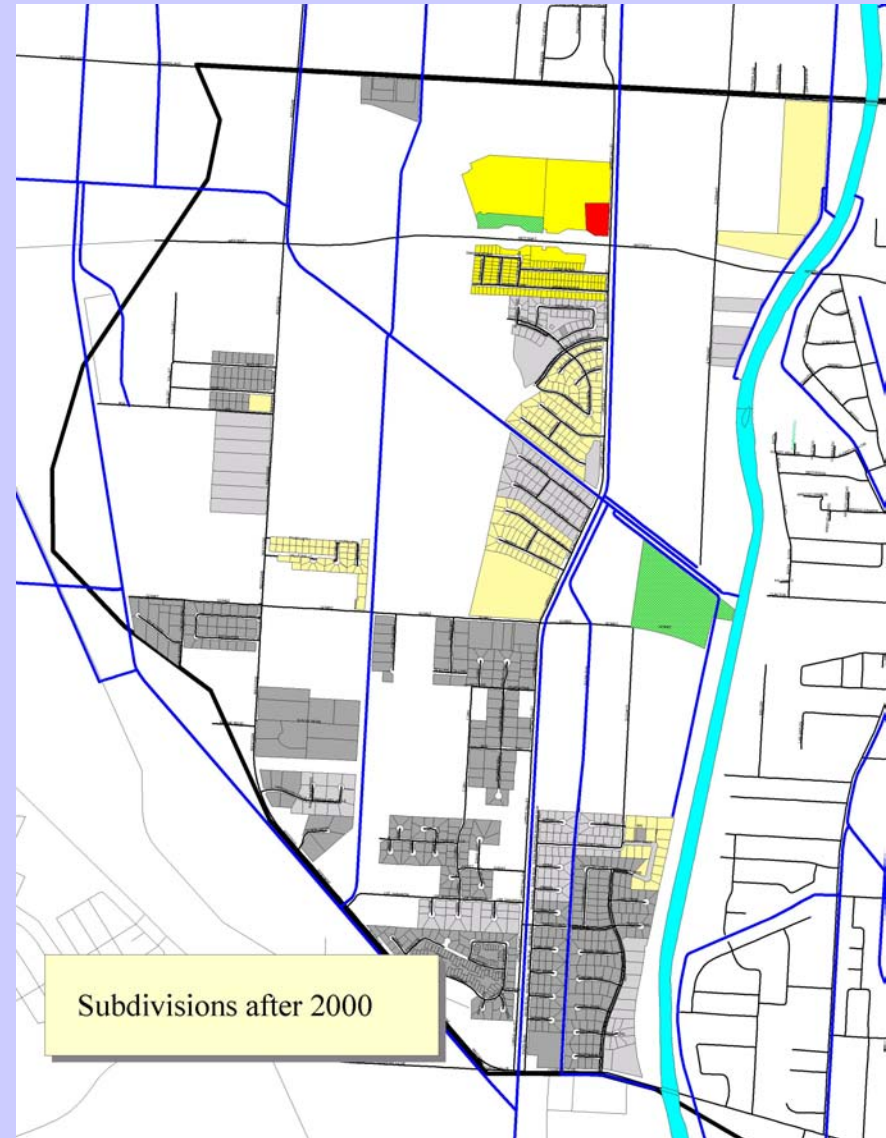
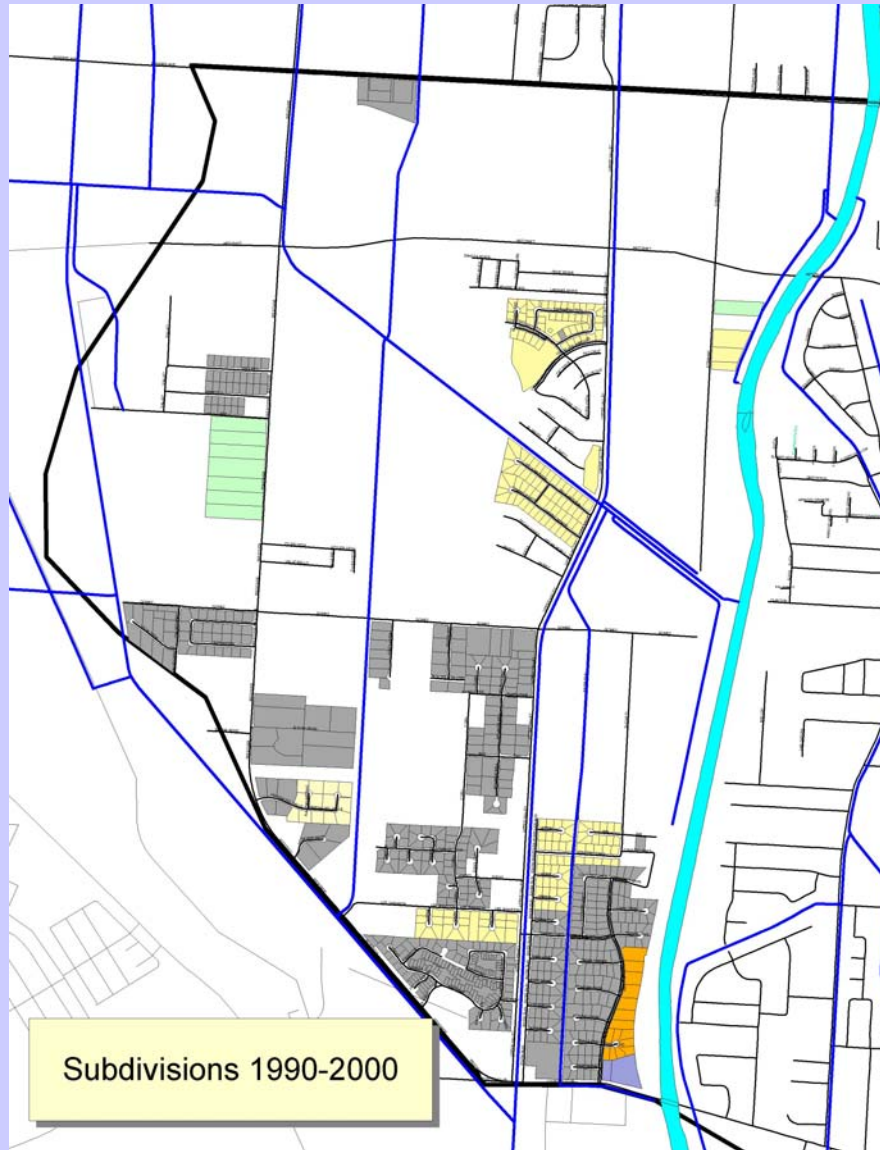




# Subdivisions in the Upper Valley



# Subdivisions in the Upper Valley



## **Northwest General Land Use Concepts/Policies**

- **Develop and integrated open space/trail system to link neighborhoods with the Franklin Mountains and the Rio Grande.**
- **Develop new and existing parks.**
- **Create a linear park along the Rio Grande.**
- **Encourage infill of parcels through the provisions of incentives.**
- **Encourage businesses to utilize existing vacant retail space.**
- **Limit new commercial development to clusters.**
- **Encourage master planning of large undeveloped areas into integrated developments which contain a balanced mix of open space, residential, commercial, and industrial uses.**



# The Plan for El Paso



## Land Use Concepts/Policies for the Northwest

### STUDY AREAS

#### **CORRIDOR 1**

Mesa Street

#### **CORRIDOR 2**

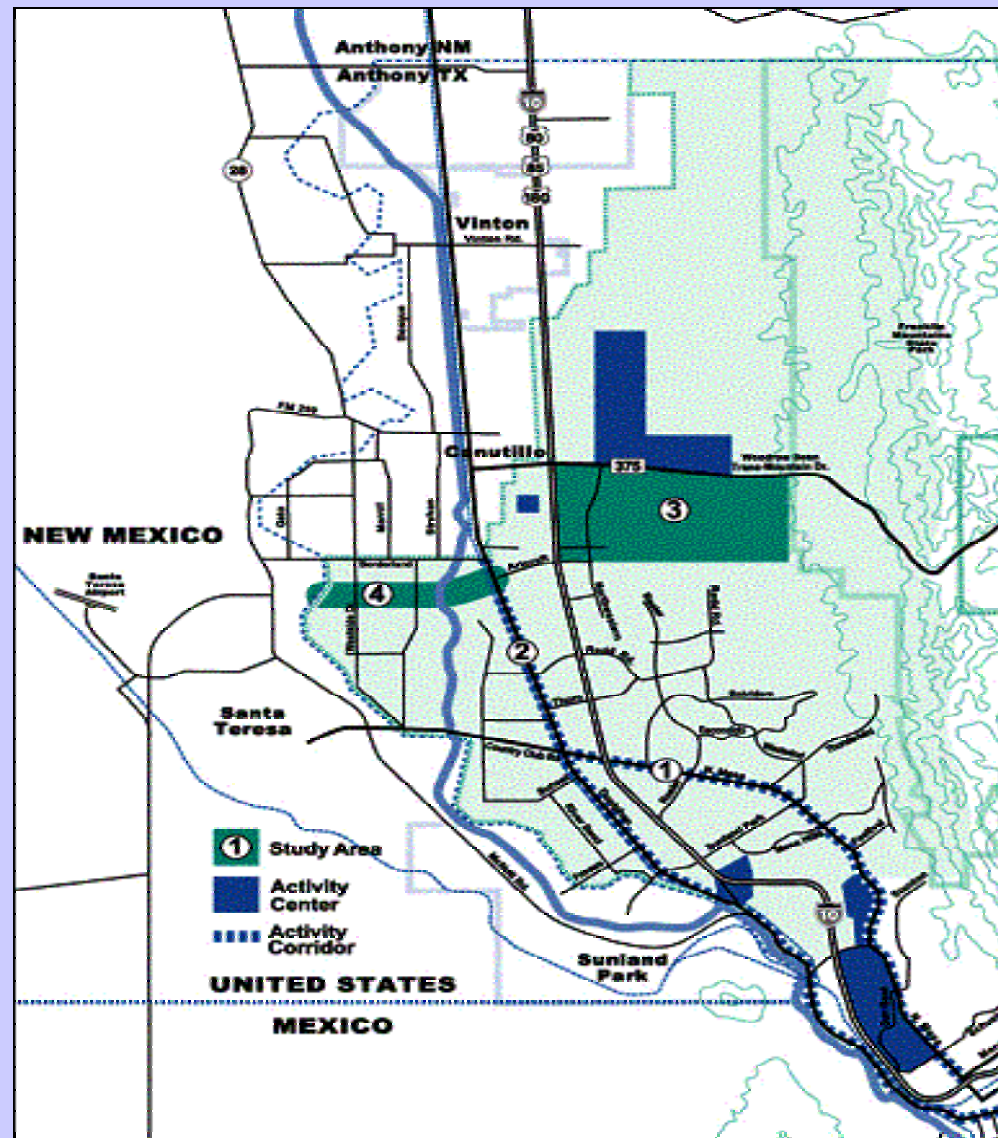
Doniphan Drive/  
Paisano Drive

#### **AREA 3**

Trans-Mountain Road &  
Interstate Highway 10

#### **AREA 4**

Artcraft Road





## **PROPOSED LAND USE**

### **Corridor 1: Mesa St. (From approximately Executive Center Blvd. to Doniphan Dr.)**

- **Construct sidewalks and landscape parkways on both sides of Mesa Street.**
- **Discourage heavy commercial uses.**
- **Reduce curb cuts along Mesa St.**
- **Improve lighting along Mesa St. for vehicular and pedestrian traffic.**
- **Develop separate bus and light rail routes to connect the Northwest with UTEP, El Paso Community College, medical areas, employment nodes, downtown, and Ciudad Juarez.**
- **Discourage the construction of additional strip shopping centers.**

## **PROPOSED LAND USE**

### **Corridor 2: Doniphan Drive/Paisano Dr. (From approximately Executive Center Blvd. To city limits)**

- **Permit commercial development only along the easterly side of Doniphan Dr. and at Sunland Park Dr. and Mesa St.**
- **Provide xeriscape landscaping along Doniphan Dr. and Paisano Dr.**
- **Encourage the upgrade and/or redevelopment of existing older commercial developments.**
- **Discourage new industrial development north of Sunland Park Dr.**
- **Encourage the revitalization of existing neighborhoods, and protect them from commercial and industrial encroachment.**

## **PROPOSED LAND USE**

**Corridor 3: Southeast Quadrant of Trans-Mountain Rd. and Interstate Highway 10. (Area south of Trans-Mountain Rd, west of Franklin Mountains State Park, north of Artcraft Rd., and east of Interstate 10.**

- **Develop a master drainage and flood control plan prior to new construction.**
- **Encourage dual land use such as flood control-recreation/open space.**
- **Maintain Trans-Mountain Rd. as a scenic easement access road to the Franklin Mountains State Park.**
- **Develop standards for foothill development that preserve arroyos and scenic viewsheds.**

## **PROPOSED LAND USE**

### **Corridor 4: Artcraft RD (from Doniphan Drive to the New Mexico state line)**

- **Set standards and guidelines for purposed new land development to account for increased interstate heavy traffic.**
- **Designate the road as a mixed use corridor, with appropriate zoning to act as a buffer to the residential.**
- **Frontage standards along the mixed use corridor should be developed prior to further development.**
- **Encourage mixed-use and multi-use development continuously along the length of the corridor.**



# 2025 Projected Land Use



## Residential

- 26359.57 acres
- 72.2%

## Commercial

- 2429.22 acres
- 6.5 %

## Industrial

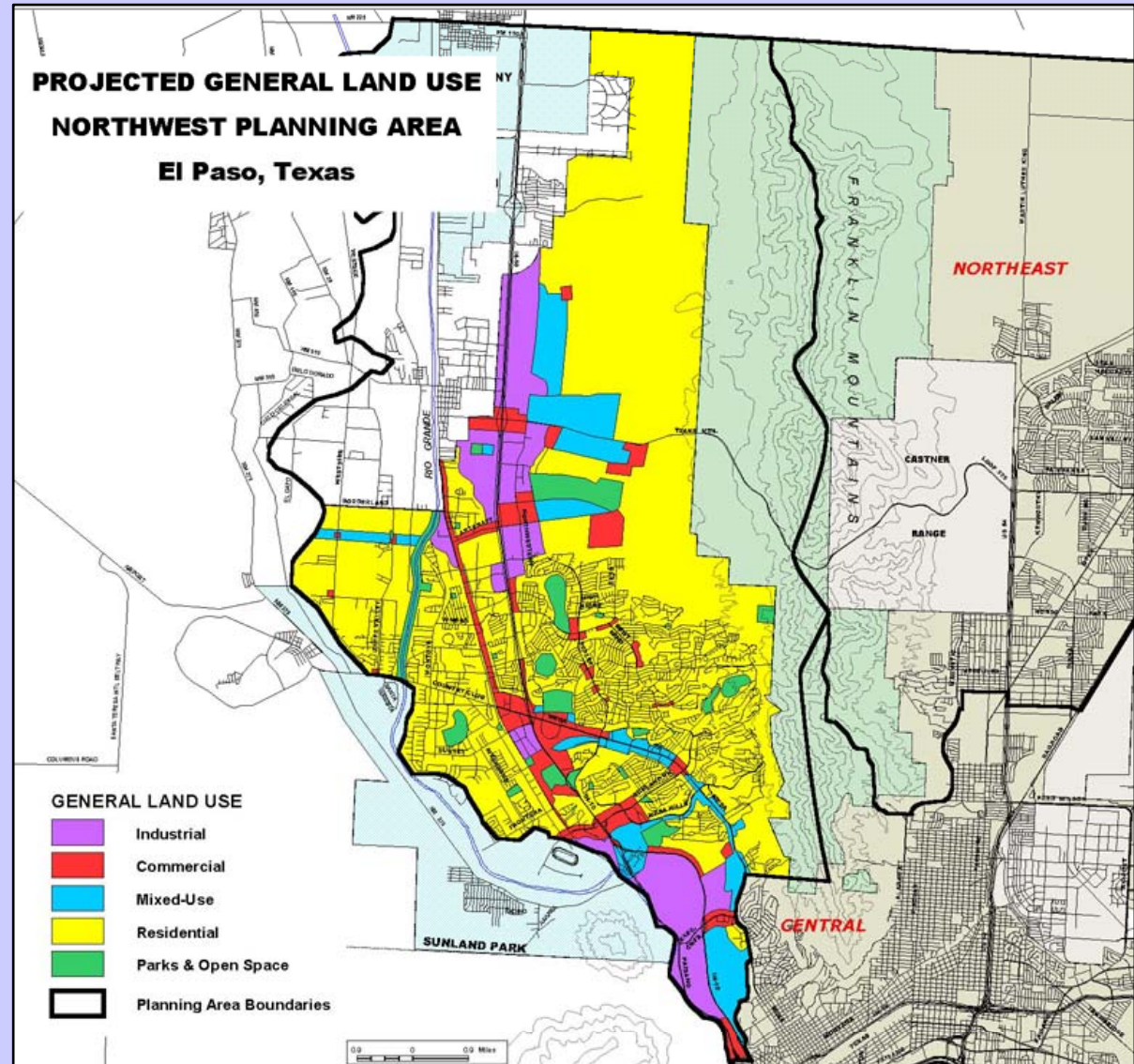
- 3728.57 acres
- 10.0 %

## Mixed Use

- 2731.71 acres
- 7.3 %

## Parks & Open Space

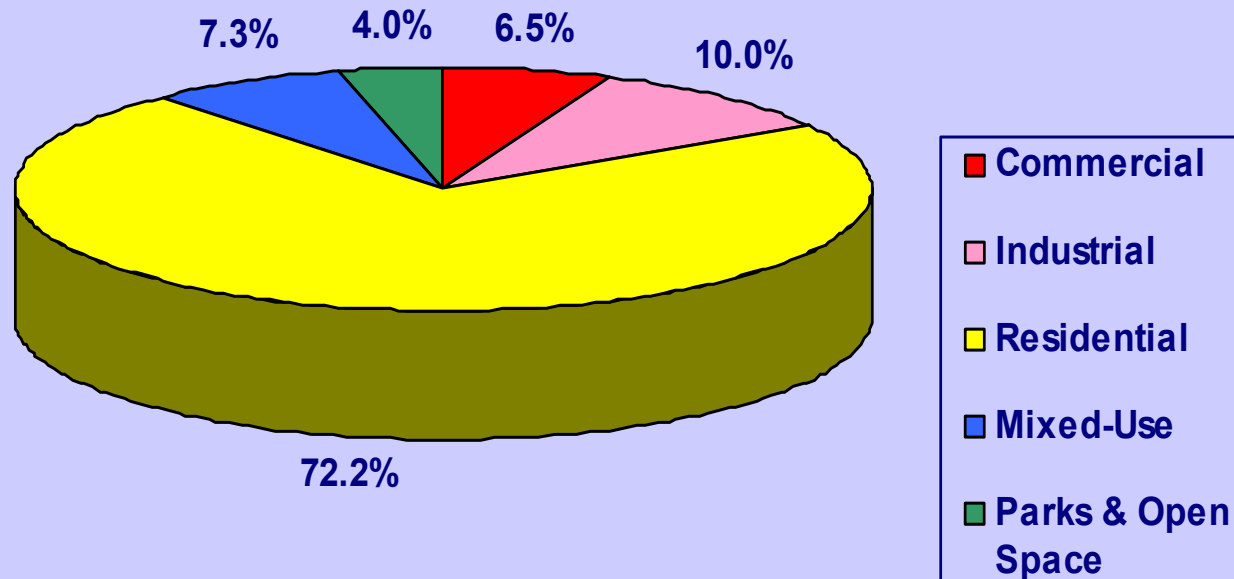
- 1498.50 acres
- 4.0 %



# 2025 Projected Land Use



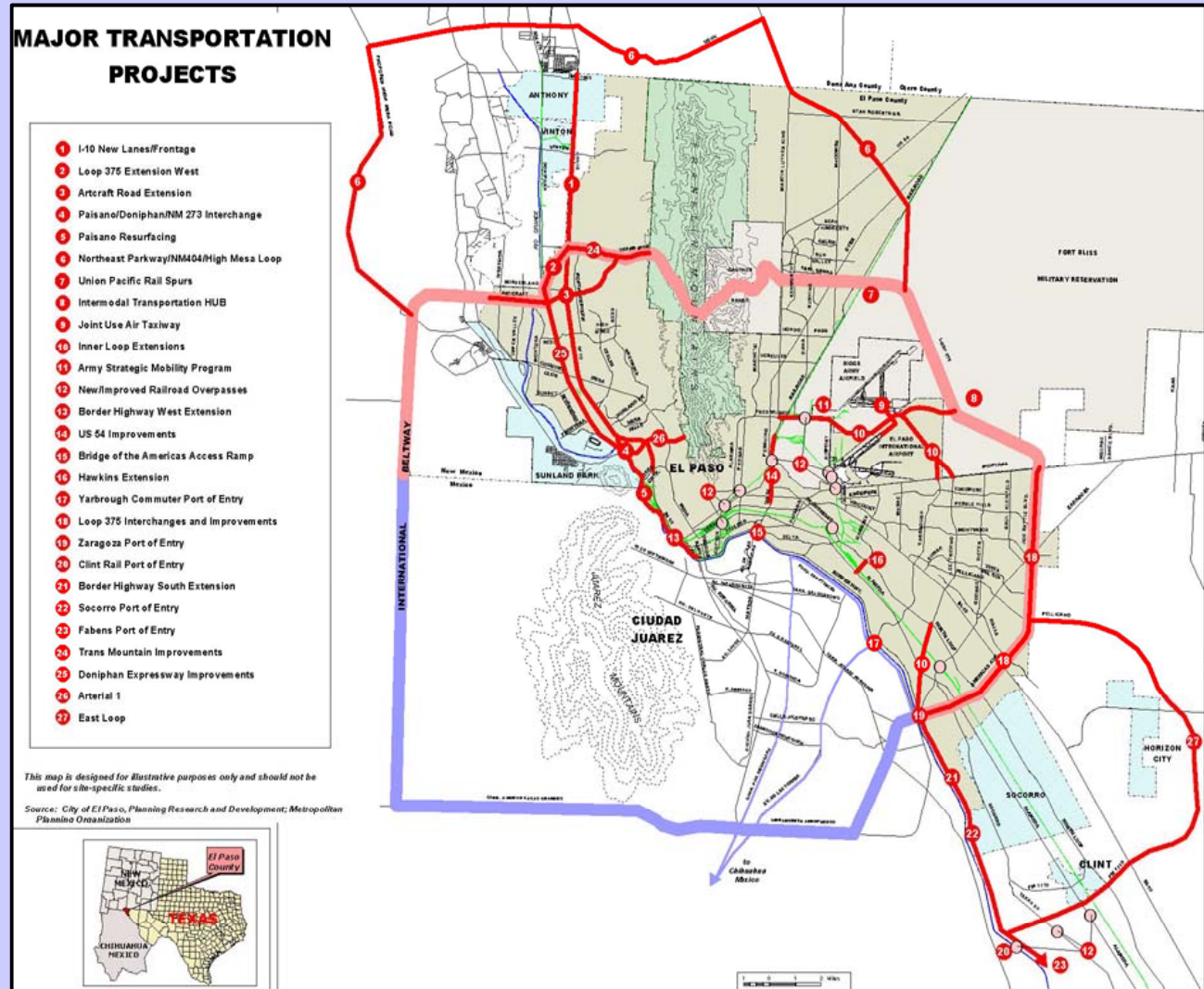
## Northwest Planning Area



# 2025 Transportation Projects



- Transmountain Road
- Doniphan Drive
- Paisano Drive
- Interstate Highway 10
- Redd Road





# ***Major Transportation Projects***



**Interstate 10 near Sunland Park Drive**

**Paisano and Doniphan Drive**





# Neighborhood Plans in Process



# Neighborhood Plans in Process



## Borderland Community Improvement Association





# Neighborhoods in Action





# Neighborhood Celebrations







Planning, Research & Development

City of El Paso

(915) 541-4730

[www.ci.el-paso.tx.us/planning/plan.htm](http://www.ci.el-paso.tx.us/planning/plan.htm)

## NORTHWEST PLANNING Area

FRANK DELGADO

PHONE: 541-4730

FAX: 541-4028

[delgadofx@elpasotexas.gov](mailto:delgadofx@elpasotexas.gov)

